

**State of Illinois Uniform Notice of Funding Opportunity (NOFO)**  
**Summary Information**

Awarding Agency Name	Commerce And Econ Opp
Agency Contact	John O'Conner (ceo.megasites@illinois.gov)
Announcement Type	Initial
Type of Assistance Instrument	Grant
Funding Opportunity Number	1
Funding Opportunity Title	Megasites Development Program
CSFA Number	420-35-3069
CSFA Popular Name	Megasites Development Program
Anticipated Number of Awards	10
Estimated Total Program Funding	\$40,000,000
Award Range	\$250000 - \$5000000
Source of Funding	State
Cost Sharing or Matching Requirements	Yes
Indirect Costs Allowed	No
Restrictions on Indirect Costs	Yes : <ul style="list-style-type: none"> <li>•Section 3 of 30 ILCS 420 the Capital Development Bond Act of 1972</li> <li>•Section 4 of 30 ILCS 425 the Build Illinois Bond Act</li> <li>•30 ILCS 330 the General Obligation Bond Act</li> </ul>
Posted Date	02/06/2023
Application Date Range	02/06/2023 - 04/06/2023 : 5:00PM
Grant Application Link	Please select the entire address below and paste it into the browser... <a href="https://dceo.illinois.gov/aboutdceo/grantopportunities/3069-2471.html">https://dceo.illinois.gov/aboutdceo/grantopportunities/3069-2471.html</a>
Technical Assistance Session	Offered : Yes Mandatory : No Date : 02/21/2023 : 2:00PM Registration link : <a href="https://illinois.webex.com/weblink/register/ra0f2d5f98901eefaea546e1958fe718c">https://illinois.webex.com/weblink/register/ra0f2d5f98901eefaea546e1958fe718c</a>

# Agency-specific Content for the Notice of Funding Opportunity

## Megasites Development Program

**NOFO ID: 3069-2471**

For your application to be considered, your entity must be pre-qualified. For more information on pre-qualification, please visit <https://dceo.illinois.gov/aboutdceo/grantopportunities/granteeresources.html>.

### A. Program Description

#### Notice of Funding Opportunity Intent

The Illinois Department of Commerce and Economic Opportunity (the “Department”) is issuing this Notice of Funding Opportunity to encourage infrastructure and other investment in large industrial sites, in order to make such sites viable alternatives for large economic development projects.

#### Program Description

Input from economic development experts indicate that there is a shortage of large sites that can be successfully developed within a 1 to 2-year time frame in Illinois. This puts Illinois at a disadvantage when competing with other states for site selection projects requiring a large industrial site. In order to make major industrial sites in Illinois viable alternatives for significant economic development projects, DCEO will incentivize infrastructure and other investment in such areas. The Megasites Development Program will reduce the financial burden and shorten the time required to develop large sites for industrial use and will dramatically increase the assets available across the state that can be leveraged for economic development purposes.

#### **Purpose of the Program**

- To improve Illinois' competitive edge by increasing the number of appropriate and attractive site locations for industrial development.
- Allow site selectors and businesses to develop projects more quickly.
- Address barriers to preparing sites for competitive site selection opportunities

#### **Mandatory requirements**

- Minimum developable acreage: 200 acres
- Both greenfield and brownfield locations appropriate for industrial use are eligible.
- Clear land title, right-of-way and easements
- Eligible entities: Private-sector businesses, non-profit organizations, or local governments that own eligible properties that they seek to lease or sell for future industrial development
- Current zoning: Industrial or agricultural

#### Program History

This is a new initiative using funds for economic development capital grants provided by the \$45 billion Rebuild Illinois Capital Plan.

#### Performance Goals and Measures

The intended outcome for this program is to have better prepared sites to attract future investment and new job opportunities in the industrial sector.

Successful applicants will be required to report and document milestones achieved and other relevant outputs and outcomes of the grant. These metrics may include:

- Project milestones, including completion
- Number of temporary jobs created
- Investment leveraged

### B. Funding Information

This grant program is utilizing state capital funds and other available funds consistent with the purpose of this initiative appropriated by the General Assembly. Total amount of funding expected to be awarded

through this NOFO is \$40,000,000. Awards will range from \$250,000 to \$5,000,000. The Department expects to make 10 to 25 awards through this NOFO.

Anticipated start date for awards is Spring of 2023. The period of performance is expected to be Spring 2023 through the end of calendar year 2024.

### Details of Funding

- Funding Source: State bond funds and other funds appropriate for this initiative
- Total funding: Up to \$40 million in one competitive round. Of the \$40,000,000, \$15,000,000 may be used only at brownfield locations.
- Awards will be up to \$5,000/acre with a minimum award of \$250,000 and a maximum award of \$5 million. Grants will be awarded on a reimbursement basis.
- This opportunity requires a 1:1 cash match.

Expenditures for these funds are subject to bondability guidelines (see guidelines at the same webpage where this NOFO is posted). Eligible expenses for these funds include:

- Land acquisition, including related expenses such as clearing title
- Infrastructure expenses, including those related to electricity, water & sewer, natural gas, broadband, and transportation systems
- Site development expenses, including grading and drainage, environmental assessments, remediation and cleanup, and rehabilitation of existing structures.

Applicants must submit a project application that describes in detail how the award will be executed. The project narrative should include enough information for DCEO to understand the scope of the project, the budget, including a detailed breakdown of the costs associated with each budget line and any additional necessary detail to enable DCEO to manage the grant agreement activity against planned project performance. The Project Narrative must include evidence of capacity, quality and need as defined in Section E.1.

**The release of this NOFO does not obligate the Department to make an award.**

## C. Eligibility Information

An entity must be registered in the Grant Accountability and Transparency Act (GATA) Grantee Portal, <https://grants.illinois.gov/portal/>, at the time of grant application. The portal will verify that the entity:

- Has a valid FEIN number (<https://www.irs.gov/individuals/international-taxpayers/taxpayer-identification-numbers-tin#:~:text=You%20can%20use%20the%20IRS%27s,for%20Individual%20Taxpayer%20Identification%20Number>);
- Has a valid UEI number (<https://sam.gov>)
- Has a current SAM.gov registration (<https://sam.gov>);
- Is not on the Federal Excluded Parties List (verified at <https://sam.gov>);
- Is in Good Standing with the Illinois Secretary of State, as applicable ([https://www.cyberdriveillinois.com/departments/business\\_services/corp.html](https://www.cyberdriveillinois.com/departments/business_services/corp.html));
- Is not on the Illinois Stop Payment list (verified once entity is registered in GATA Grantee Portal); and
- Is not on the Department of Healthcare and Family Services Provider Sanctions list (<https://www.illinois.gov/hfs/oig/Pages/SanctionsList.aspx>).

Marking SAM.gov registrations as “public” will allow the GATA Grantee Portal to expedite the review of the federal information. Making the SAM.gov registration “private” will not prevent the review; however, it will slow down the review process.

Entities on the Illinois Stop Payment List and/or the Federal Excluded Parties List at time of application submission will not be considered for an award.

An automated email notification to the entity alerts them of “qualified” status or informs how to remediate a negative verification (e.g., not in good standing with the Secretary of State). A federal Debarred and Suspended status cannot be remediated.

Pursuant to the policy of the Illinois Office of the Comptroller, to receive grant funds from the State of Illinois, a grantee must be considered a regarded entity by the IRS for federal income tax purposes. Disregarded entities will not be eligible to receive grant funds.

#### **1. Eligible Applicants include:**

Eligible applicants include:

- Private businesses, non-profit organizations, or local governments.
- Applicants must currently own land or have an agreement to acquire land comprising the project site that has the following characteristics:
  - Project site is at least 200 contiguous, developable acres.
  - Property must be zoned for agricultural or industrial use, and industrial usage must be consistent with any applicable local and regional comprehensive plans.
  - Property must have clear land title, rights-of-way, and easements.
  - Property must not currently be occupied by a long-term tenant conducting industrial business operations.
- Applicants shall demonstrate the intent to lease or sell land for the purpose of future industrial development. Projects primarily intended to enhance the utility of the location for current property owners and/or tenants are ineligible.

The Department complies with all applicable provisions of state and federal laws and regulations pertaining to nondiscrimination, sexual harassment and equal employment opportunity including, but not limited to: The Illinois Human Rights Act (775 ILCS 5/1-101 et seq.), The Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.), The United States Civil Rights Act of 1964 (as amended) (42 USC 2000a-and 2000H-6), Section 504 of the Rehabilitation Act of 1973 (29 USC 794), The Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), and The Age Discrimination Act (42 USC 6101 et seq.).

#### **2. Cost Sharing or Matching.**

This grant opportunity requires at least 50% of total project costs to be paid for by the applicant.

#### **3. Indirect Cost Rate.**

This grant opportunity is limited to capital improvement expenses. The grant will not compensate for indirect costs, overhead, or administrative expenses associated with the execution of the project.

#### **4. Other, if applicable.**

Applicants may submit one (1) application per location for this opportunity.

### **D. Application and Submission Information**

#### **1. Address to Request Application Package.**

Grant application forms are available at the web link provided in the “Grant Application Link” field of this announcement or by contacting the Program Manager:

John O’Conner  
Illinois Department of Commerce & Economic Opportunity

500 E Monroe St  
Springfield, IL 62701  
Email: **CEO.Megasites@illinois.gov**

## **2. Content and Form of Application Submission.**

A standard application package must be submitted and reviewed by the Department. Each package should contain the following items:

- ☐ Uniform Grant Application in fillable PDF format. Signature page must be printed, signed, scanned and submitted with application.
- ☐ Uniform Budget utilizing the template provided by DCEO for this project. The entire budget with all worksheets included even if the worksheets are not relevant to the grant opportunity must be submitted with the application materials. Signature page must be printed, signed, scanned and submitted with application.
- ☐ Conflict of Interest Disclosure
- ☐ Mandatory Disclosures

This Notice of Funding Opportunity also requires the **submission of the following other programmatic specific items as part of a program application that can be found on the website where you accessed the application document:**

- ☐ Project Narrative, including the following information:
  - Project Summary – 500-word summary of the project goals and objectives
  - Site Characteristics and Ownership
    - Address of site(s)
    - Parcel size(s)
    - Maps/photos/description of property(ies) showing boundaries, topography, floodplains, wetland, utility infrastructure and other pertinent features
    - Name and address of property owner(s)
    - Documentation/evidence of clear title and/or any liens or encumbrances associated with the property
    - Copies of current property tax record
    - Current zoning
    - Designated usage in any applicable local/regional plans
    - Entities responsible for utilities, law enforcement and fire protection
    - Distance to nearest interstate highway exit
  - Project Information – Detailed information about the capital project and anticipated operations at the site:
    - Project team's experience and ability to manage comparable grants, procure and successfully manage qualified contractors, and overcome barriers to successful completion of the project
    - Work plan and capital budget summary (note this is in addition to uniform budget template described separately above), including a detailed timeline and details about the amount of funds available from different sources.
    - Project timeline and associated milestones
    - Demonstration that proposed project will make the location significantly more attractive for industrial economic development and/or accelerate potential development timelines for site selection purposes.
    - Outreach planning for contract opportunities for minority, woman, and veteran owned businesses
  - Project Readiness – Provide information on whether the following are either completed, in process, or planned, and information on the plan to complete them, where applicable:

- Land ownership or access
- Environmental permits and other required permits for construction and operation
- Utility infrastructure
- Intermodal access, if applicable, including feasibility of rail and/or port access to the property and the status of any outreach to rail and/or port facility owners.
- Contracts or bids for site improvements, including any associated with the proposed project
- Receipt or commitment of funds from investors or lenders

☐ Design or construction documents that show a map of the project site.

☐ Letter(s) of support from local elected officials and community stakeholders

Please use the program application PDF for the narrative. The design or construction documents, and letters of support must be submitted in PDF format and may include attachments. Please note there is a maximum upload of 10 documents in the web form that you submit the application, so combining files may be necessary.

### **3. Unique Entity Identifier (UEI) and System for Award Management (SAM)**

Each applicant (unless the applicant is an individual or Federal or State awarding agency that is exempt from those requirements under 2 CFR 25.110(b) or (c), or has an exception approved by the Federal or State awarding agency under 2 CFR 25.110(d)) is required to:

- (i) Be registered in the System for Award Management (SAM) before submitting its application. To establish a SAM registration, go to [www.SAM.gov](http://www.SAM.gov) and/or utilize this instructional link: [How to Register in SAM from the www.grants.illinois.gov Resource Links tab](#). Please note, making SAM.gov registrations “public” will expedite the GATA Grantee Portal pre-qualification process.
- (ii) Provide a valid UEI number in its application, which matches the UEI number used in both the applicant entity’s SAM registration and GATA Grantee Portal registration.
- (iii) Continue to maintain an active SAM registration with current information at all times during which it has an active Federal, Federal pass-through or State award or an application or plan under consideration by a Federal or State awarding agency. The State awarding agency may not make a Federal pass-through or State award to an applicant until the applicant has complied with all applicable UEI and SAM requirements and, if an applicant has not fully complied with the requirements by the time the State awarding agency is ready to make a Federal pass-through or State award, the State awarding agency may determine that the applicant is not qualified to receive a Federal pass-through or State award and use that determination as a basis for making a Federal pass-through or State award to another applicant.

### **4. Submission Dates and Times.**

Applications for this opportunity must be submitted by 5pm on April 6<sup>th</sup>, 2023.

Application materials must be submitted to the Department via electronic form at <https://app.smartsheet.com/b/form/f061acc4347441d4a59971005497254d>.

The Department is under no obligation to review applications that do not comply with the above requirements.

Failure to meet the application deadline may result in the Department returning application without review or may preclude the Department from making the award.

## 5. Intergovernmental Review, if applicable.

N/A.

## 6. Funding Restrictions.

This opportunity does not allow reimbursement of pre-award costs. Other restrictions can be found in Sections B. and C.3.

## 7. Other Submission Requirements.

Documents stored in Google Docs or other cloud-based servers are not allowed.

Applicants may confirm receipt of the application and documents by contacting the program contact listed in this NOFO.

# E. Application Review Information.

## 1. Criteria.

Grant proposals will be reviewed on a competitive basis. Each proposal will be scored on a 100-point scale. The Department will consider the following criteria when evaluating the application submittal: Need, Capacity, and Quality.

<b>Need- Identification of stakeholders, facts, and evidence that demonstrate the proposal supports the grant program purpose</b>	
Project Located in Underserved Area or Opportunity Zone (determined by DCEO based on project location)	5
County Unemployment Rate (determined by DCEO based on project location). Higher unemployment rate will result in a higher score.	10
<b>Capacity- The ability of the applicant to execute the project according to requirements of the grant program</b>	
Detailed description of the overall scope of the proposed project and plans to administer and manage successful completion	10
Documentation of matching fund sources and availability	4
Documentation of experience and expertise required to successfully complete a project of this nature	5
Demonstration that all required permits will be obtained in a timely manner	4
Documentation of project timeline, including intermediate milestones	7
<b>Quality- The totality of features and characteristics of the project that indicate its ability to satisfy the requirements of the grant program</b>	
Description of the project investment, including maps, pictures, equipment descriptions, etc.	6
Demonstration that the project investment will make the location significantly more attractive for economic development	7

Detailed budget, including a breakdown by categories	4
Supporting evidence for budget estimates	3
Letters of support from stakeholders such as local officials and community stakeholders	6
Demonstration of consistency with local and regional planning efforts	4
Minority inclusion outreach plan with meaningful Business Enterprise Program (BEP) goals in line with the area's demographics	4
Evidence of engineering and environmental due diligence, such as completion of geotechnical & soil tests	3
Population within a 30-minute drive of the project location (to be determined by GIS analysis under direction of DCEO)	6
Ease of access for interstate transportation	7
Feasibility of Intermodal transportation access	5

## 2. Review and Selection Process.

Applications will be graded using the Merit Review Process and scored on the criteria specified in Section E.1. The Department will designate an Evaluation Committee to grade each application received for this funding opportunity. The final score of each Committee member will be calculated and an average of all scores will be the final applicant score. Grants will generally be awarded in order from highest score to lowest score until funding is exhausted. The Department may choose to depart from strict merit review rankings when making awards as needed to reflect balance and diversity across several dimensions, including geographic dispersion across economic development regions, adequate representation of underserved areas<sup>1</sup>, adequate representation of brownfield sites, and variety of project area acreage.

The Merit Based Review process is subject to appeal. However, competitive grant appeals are limited to the evaluation process. Evaluation scores may not be protested. Only the evaluation process is subject to appeal. The appeal must be submitted in writing to the Department within 14 calendar days after the date that the grant award notice has been published. The written appeal shall include the name and address of the appealing party, the identification of the grant and a statement of reasons for the appeal. To file an appeal, applicants must submit the appeal in writing and in accordance with the Merit-Based Application Review Appeals Process listed on the Grant Opportunities page of the DCEO website:  
<https://dceo.illinois.gov/aboutdceo/grantopportunities/meritappealreview.html>.

## 3. Anticipated Announcement and State Award Dates, if applicable.

The Department anticipates sending Notices of State Award (NOSA) eight weeks after the application period is closed.

The Department reserves the right to issue reduced awards, or not to issue any awards.

# F. Award Administration Information

## 1. State Award Notices.

The Notice of State Award (NOSA) will specify the funding terms and specific conditions resulting from the pre-award risk assessments and the merit based review process. The NOSA must be

<sup>1</sup> See map of underserved areas at this link:

<https://dceo.illinois.gov/expandrelocate/incentives/underservedareas.html>

accepted in the GATA Portal by an authorized representative of the grantee organization. The NOSA is not an authorization to begin performance or incur costs.

## **2. Administrative and National Policy Requirements.**

**Subrecipients and Subcontractors:** Agreement(s) and budget(s) with subrecipients and subcontractors must be pre-approved by and on file with DCEO. Agreements can be submitted to DCEO when available. Subcontractors and subrecipients are subject to all applicable provisions of the Agreement(s) executed between DCEO and the grantee. The successful applicant shall retain sole responsibility for the performance of its subrecipient(s) and/or subcontractor(s).

**Grant Uniform Requirements:** The Grant Accountability and Transparency Act (30 ILCS 708/1 *et seq.*) (and its related administrative rules, 44 Ill. Admin. Code Part 7000), was enacted to increase the accountability and transparency in the use of grant funds from whatever source and to reduce administrative burdens on both State agencies and grantees by adopting federal guidance and regulations applicable to those grant funds; specifically, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR 200).

**Procurement:** Grantees will be required to adhere to methods of procurement per the Procurement Standards (2 CFR 200.317 – 2 CFR 200.327).

**Business Enterprise Program:** For grant awards of \$250,000 or more, grantees will be required to comply with the Business Enterprise Program for Minorities, Females, and Persons with Disabilities Act (30 ILCS 575/0.01 *et seq.*), which establishes a goal for contracting with businesses that have been certified as owned and controlled by persons who are minority, female or who have disabilities. The Department and the Capital Development Board will work with the grantees to ensure compliance prior to the establishment of the grant agreement as well as through the life of the grant.

**Environmental Review Requirements:** Capital grants will be reviewed to determine environmental review requirements. Based on the scope of the project, the grantees may be required to complete additional environmental approvals before a grant agreement can be initiated.

**Illinois Works Jobs Program Act (30 ILCS 559/20-1 *et seq.*):** For grants with an estimated total project cost of \$500,000 or more, the grantee will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The “estimated total project cost” is a good faith approximation of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification, whichever is less. Grantees will be permitted to seek from the Department a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20(b). The grantee must ensure compliance for the life of the entire project, including during the term of the grant and after the term ends, if applicable, and will be required to report on and certify its compliance.

**Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*):** Applicants that are awarded grants shall comply with all requirements of the Prevailing Wage Act, including but not limited to, inserting into all contracts for construction a stipulation to the effect that not less than the prevailing rate of wages as applicable to the project shall be paid to all laborers, workers, and mechanics performing work under the award and requiring all bonds of contractors to include a provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract. Grantees will be required to report on Prevailing Wage Act compliance on a monthly basis.

**Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.):** All grantees will be required to comply with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.) (the “Act”), which provides that whenever there is a period of excessive unemployment in Illinois (as defined by the Act), if the Grantee is using Grant Funds for (1) constructing or building any public works, or (2) performing the clean-up and on-site disposal of hazardous waste for the State of Illinois or any political subdivision of the State, then the Grantee shall employ at least 90% Illinois laborers on such project. Illinois laborers refers to any person who has resided in Illinois for at least 30 days and intends to become or remain an Illinois resident. Grantees may receive an exception from this requirement by submitting a request and supporting documents certifying that Illinois laborers are either not available, or are incapable of performing the particular type of work involved. The certification must: (a) be submitted to the grant manager within the first quarter of the Award Term; (b) provide sufficient support that demonstrates the exception is met; (c) be signed by an authorized signatory of the Grantee; and (d) be approved by DCEO in consultation with the Illinois Department of Labor. In addition, every contractor on a public works project or improvement or hazardous waste clean-up and on-site disposal project in this State may place on such work no more than 3 (or 6 in the case of a hazardous waste clean-up and on-site disposal project) of the contractor’s regularly employed non-resident executive and technical experts.

### **3. Reporting.**

#### **Periodic Performance Report (PPR) and Periodic Financial Report (PFR)**

Grantees funded through this NOFO are required to submit in the format required by the Grantor, at least on a quarterly basis, the PPR and PFR electronically to their assigned grant manager. The first of such reports shall cover the first three months after the award begins. Pursuant to 2 CFR 200.328, Periodic Financial Reports shall be submitted no later than 30 calendar days following the period covered by the report. Pursuant to 2 CFR 200.329, Periodic Performance Reports shall be submitted no later than 30 calendar days following the period covered by the report. Any additional reporting requirements will be disclosed in the NOSA. Grantees are required within 45 calendar days following the end of the period of performance to submit a final closeout report in the format required by the Grantor (See 2 CFR 200.344).

#### **Monitoring**

Grantees funded through this NOFO are subject to fiscal and programmatic monitoring visits by the Department in accordance with 2 CFR 200.337. They must have an open-door policy allowing periodic visits by Department monitors to evaluate the progress of the project and provide documentation upon request of the monitor. Program staff will also maintain contact with participants and monitor progress and performance of the contracts. The Department may modify grants based on performance.

#### **Audit**

Grantees shall be subject to Illinois’ statewide Audit Report Review requirements. Terms of the Single Audit Act Amendments of 1996 (31 USC 7501-7507), Subpart F of 2 CFR Part 200, and the audit rules set forth under the Grant Accountability and Transparency Act shall apply (See 30 ILCS 708/65(c)).

## **G. State Awarding Agency Contact(s)**

Grant Help Desk  
Illinois Department of Commerce & Economic Opportunity  
Email: **CEO.granthelp@illinois.gov**